

## Minutes

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ June 23, 2016 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Cotten.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: June 9, 2016  
**Motion made by Commissioner Schwendenmann to approve the minutes with corrections, seconded by Commissioner Means. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the June 16, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at June 16, 2016 meeting.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

**Public Hearing**

7. Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Hold a public hearing and consider action on the rezoning and approval of the Tylerville Commercial Concept Plan and PUD zoning of a tract of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 11.221 acres more or less; WCAD Parcel R395875. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial); Leander, Williamson County, Texas. Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the proposed zoning request and staff recommendation.**

b) Applicant Presentation

**Bill Pohl and Andrew Holden explained the purpose for their zoning request.**

c) Open Public Hearing

**Chair Sokol opened the public hearing  
No one wished to speak.**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve the zoning request to amend the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial) with staff recommendation including items 2 through 5; Chair Sokol seconded the motion. Motion failed 2 to 4 with Commissioner Schwendenmann, Vice Chair Allen, Commissioner Means, and Commissioner Hines opposing.**

**Commissioner Means moved to approve the zoning request to amend the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial) with staff recommendation; Vice Chair Allen seconded the motion. Motion passed 5 to 1 with Commissioner Anderson opposing.**

8. Ordinance Case 16-OR-001: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the use components, to modify setbacks for commercial fueling, to update requirements for screening, to update the parking requirements table, to modify residential setbacks, to clarify requirements for drainage and detention facilities, to modify outdoor lighting requirements, to update the architectural standards, to update the site development standards. Applicant: City of Leander

a) Staff Presentation

**Robin Griffin, Senior Planner explained the proposed amendments to the Composite Zoning Ordinance.**

b) Open Public Hearing

**Chair Sokol opened the public hearing.**

**Nathan Button – Against - stucco limitation**

**Geoffrey Tahuahua – Against – stucco limitation and pond wall materials**

**Tom Klemcke – Against - stucco limitation**

**Brandon Cooper – Against - stucco limitation**

c) Close Public Hearing

**Chair Sokol closed the public hearing**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Hines moved to approve the amendments to the Composite Zoning Ordinance with staff recommendation with the following changes:**

- 1. Remove the restrictions regarding the limitations on stucco**
- 2. Reword the language regarding the drainage structures to clarify the permitted wall materials**

**Commissioner Anderson seconded the motion. Motion passed unanimously.**

9. Ordinance Case 16-OR-002: Hold a public hearing and consider action on amending sections of the Subdivision Ordinance, to add definitions, to modify provisions for the protection of riparian corridors, to modify requirements associated with construction plans; to update tree preservation plan requirements, to modify private street standards, and to clarify the park land dedication requirements. Applicant: City of Leander

a) Staff Presentation

**Robin Griffin, Senior Planner, explained the proposed amendments to the Subdivision Ordinance.**

b) Open Public Hearing

**Chair Sokol opened the public hearing**

**No one wished to speak.**

c) Close Public Hearing

**Chair Sokol closed the public hearing.**

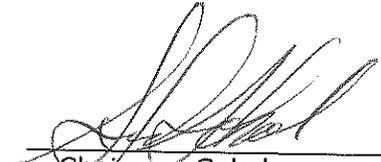
d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Hines moved to approve the amendments to the Subdivision Ordinance with staff recommendation and modifying the provisions associated with gated, private streets to include private drives. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.**

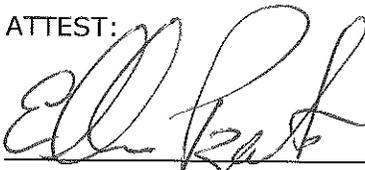
Meeting Adjourned at **8:55 pm**



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Chairman Sokol

ATTEST:



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Ellen Pizalate, Secretary